

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, June 2, 2014
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall (7:28pm-9:00pm), K. Holt, G. Lewis, P. Plante (7:28pm-9:10pm), B. Pociask (7:28pm -8:30pm), K. Rawn, B. Ryan
Alternates present: P. Aho, S. Westa
Alternates absent: V. Ward
Staff Present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Chairman Goodwin called the meeting to order at 7:28 p.m.

** Alternates were seated upon departure of members: Westa for Pociask who left at 8:30 and Aho for Hall who left at 9 p.m.

Approval of Minutes:

a. May 19, 2014 Meeting

Hall MOVED, Ryan seconded, to approve the 05-19-14 minutes as written. MOTION PASSED with all in favor except Pociask and Plante who disqualified themselves.

Zoning Agent's Report:

Hirsch called members attention to the ZBA Hearing Notice which noticed a hearing on a variance request to increase the number of rental units in a residence from three to four.

Old Business:

a. Application to Amend the Zoning Regulations, East Book F, LLC, PZC File #1326

Item was tabled pending a 7/7/14 Public Hearing.

New Business:

a. New Special Permit, Colonial Townhouse Apartments, Foster Drive, PZC File #1327

Holt MOVED, Ryan seconded, to receive the Special Permit Application (File #1327) submitted by Colonial Townhouse Apartments, for the addition of 31 units within existing buildings, on property located at Foster Drive, as shown on plans dated 3/17/14, as shown and described in application submissions, and to refer said application to staff and committees, and the Town of Windham for review and comments and to set a Public Hearing for 7/7/14. MOTION PASSED UNANIMOUSLY.

b. Gravel Permit Renewals

- Banis property on Pleasant Valley Road (File #1164)
- Hall property on Old Mansfield Hollow Road (File #910-2)
- Green Property, 1090 Stafford Road (File #1258)
- Mason Brook LLC/Kueffner Property, 3 Merrow Road (File #1309)

Holt MOVED, Ryan seconded, that the Commission set a public hearing for July 21, 2014, for the purpose of hearing special permit, gravel renewal requests and that the existing permit period be extended until August 5, 2014. MOTION PASSED UNANIMOUSLY.

The Chairman set a Field Trip for Wednesday, June 11, at 3 p.m.

c. Request for Temporary Food Vendor authorization, Adventure Park at Storrs, PZC File #1313

Plante MOVED, Holt seconded, that the PZC authorize the temporary use of transient food vendors, on the

site of The Adventure Park at Storrs, as described in a 5/27/14 email from Lynn Stoddard to Curt Hirsch. There shall be no more than two vendors on site at the same time and the vendors shall operate only during the days and hours that the park is open for business. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow | Our Plan ▶ Our Future:

The Commission discussed Chapter 10, pages 1-19. The remainder of Chapter 10 will be discussed at the regular meeting on June 16, 2014.

Reports from Officers and Committees:

Noted.

Communications and Bills:

Holt MOVED, Plante seconded, to add to the agenda under Communications and Bills the correspondence from Mary Stanton regarding appointment of a PZC member to the Connecticut Water Company Water System Advisory Committee. MOTION PASSED UNANIMOUSLY.

While some members expressed interest in having a representative on the advisory committee, Goodwin questioned whether there would be a conflict of interest since the committee will be reviewing connection requests for projects that require Commission approval. In particular, there was concern that participation could be viewed as prejudging an application prior to the opening of a public hearing. Members requested that staff obtain a legal opinion from the Town Attorney with regard to whether a PZC member serving on the CWC advisory committee would have to recuse him/herself from participating in Commission review of a project that had been previously referred to and reviewed by the advisory committee.

Adjournment: The Chairman reminded members of the Field Trip set for Wednesday, June 11 at 3 p.m., and declared the PZC meeting adjourned at 9:41 p.m.

Respectfully submitted,

Katherine Holt, Secretary